

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Loch Raven Blvd., 25 ft. N
of c/l Naturo Road * ZONING COMMISSIONER
8600 Loch Raven Blvd.
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Loch Raven Baptist Church * Case No. 99-130-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 8600 Loch Raven Boulevard, known as the Loch Raven Baptist Church. The Petition was filed by Kevin D. Newman, Pastor, and Robert T. Hare, Trustee, of the Loch Raven Baptist Church. Variance relief is requested from Section 1B01.2.C.1(a) of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. rear yard setback for a non-residential principal building in a D.R.5.5 zone, in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The matter was scheduled for a public hearing to consider the merits of the Petition on November 13, 1998. Appearing at that requisite public hearing was Pastor Newman and Paul Lee, the engineer who prepared the site plan. Appearing as interested persons were Donna Spicer on behalf of Loch Raven Community Council, Mary Ann Nugent of the Baynesville Community Association and Agnes White, a neighbor, who resides immediately next door to the property on Naturo Road.

Testimony and evidence presented was that the property is an irregularly shaped parcel, approximately 1.24 net acres in area, split zoned D.R.1 and D.R.5.5. The property is located at the intersection of Loch

ORDER RECEIVED FOR FILING

Date

By

Raven Boulevard and Naturo Road. The property is presently improved with a church building, which contains a one story sanctuary and a two story addition in which the church office, meeting rooms, etc., are contained. In addition to the main church building, the property also features two connected buildings to the rear, which are used as additional administrative space. These buildings were previously used as dwellings. The balance of the site is improved with a macadam parking lot and lawn.

In order to increase the function and size of the facility, the Church proposes a two story addition to be connected to the rear of the existing building. Additionally, the two connected structures in the rear of the lot will be razed. It was indicated that the addition will provide areas for meeting rooms, workshop areas, etc. The addition will be 4,674 sq. ft. in area.

Variance relief is necessary to permit a 15 ft. rear yard setback for the proposed addition in lieu of the required 30 ft. In this regard, it is to be noted that the proposed setback will actually be greater than the existing setback for the connected buildings which are to be razed. Additionally, it was indicated that the Petitioner will install landscaping and fencing along the rear property line to buffer the proposed addition.

Based upon the testimony and evidence offered, I am persuaded to grant the relief which has been requested. In my judgment, the expansion is appropriate and does not constitute an over intensification of the use of this property. The operation of the Church, itself, will not be altered and I believe that relief can be granted without adverse impact on surrounding properties. In sum, I am persuaded that the Petitioner has satisfied the requirements of Section 307 of the BCZR in order for variance relief to be obtained.

ORDER RECEIVED FOR FILING

27/23/98

By: [Signature]

However, in so granting the Petition, I will impose certain restrictions/conditions. First, the Petitioner shall submit a landscape plan to the County's Landscape Architect for review and approval. Landscaping is particularly appropriate on the rear property line of the Church, abutting the residential property owned by Mrs. White. In this regard, the Petitioner should install a dense plant screen to buffer the Church building.

Secondly, I will order that all lighting on the church building and parking lot should be directed away from residential uses and/or shall be designed to be shielded from those residences. It is to be noted that the proposed addition will block many of the neighboring residents' view of the existing parking lot. Thus, the addition may actually help to decrease the impact of lights from the lot or from cars parked thereon from shining into neighboring properties.

Third, as to the landscape plan, lighting plan and building elevation drawings, copies of same shall be submitted to the representatives of the Loch Raven Community Council and Baynesville Community Association for their review and comment. The landscape plan, itself, should be approved by Mr. Hardin, the County's Landscape Architect.

Last, it is to be noted that when the case was heard on November 13, 1998, the above referenced individuals appeared and offered testimony. It was discovered shortly after the hearing, however, that the property had not been posted with a sign advertising the Petition and hearing. Thus, the matter was reset for hearing on December 14, 1998. As required by law, the property was posted with notice of that hearing. Only Ms. Spicer and Mr. Lee appeared at that time; thus, the testimony offered earlier was incorporated and this decision is based solely upon the testimony and evidence offered on the earlier hearing date.

ORDER RECEIVED FOR FILING
12/13/98
M. Spahr



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 22, 1998

Mr. Paul Lee
Century Engineering, Inc.
32 West Road
Towson, Maryland 21204

RE: Case No. 99-130-A
Petition for Zoning Variance
Location: 8600 Loch Raven Boulevard
Loch Raven Baptist Church, Petitioner

Dear Mr. Lee:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

- c: Dr. Kevin D. Newman
Pastor, Loch Raven Baptist Church
8600 Loch Raven Blvd.
Towson, Maryland 21286
- c: Ms. Mary Ann Nugent, Baynesville Comm. Assoc.
1626 Yakona Road
Towson, Maryland 21286
- c: Ms. Donna Spicer
Loch Raven Comm. Council
8719 Eddington Road
Baltimore, Maryland 21234
- c: Ms. Agnes White
1648 Naturo Road
Baltimore, Maryland 21286





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

#8600 Loch Raven Boulevard

which is presently zoned

OR-1 & DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.1.a of the BCZR to

permit a 15' rear yard setback for a non-residential principal

building in a DR-5.5 zone in lieu of the required 30' (a var. of 30').

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be presented at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee Engineer:

Paul Lee - Century Engineering, Inc.

(Type or Print Name)

Signature

32 West road

Address

Towson, Maryland

21204

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s) Loch Raven Baptist Church

Kevin D. Newman

(Type or Print Name)

Signature

Robert T. Hare

(Type or Print Name)

Signature

#8600 Loch Raven Boulevard (410) 823-2940

Address

Phone No

Towson, Maryland 21286

City

State

Zipcode

Name Address and phone number of representative to be contacted

Paul Lee - Century Engineering, Inc.

Name

32 West Road

(410) 823-8070

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: JRF DATE 9-29-98



Printed with Soybean Ink
on Recycled Paper

99-130-A

#130

32 West Road
Towson, Maryland 21204
(410) 823-8070

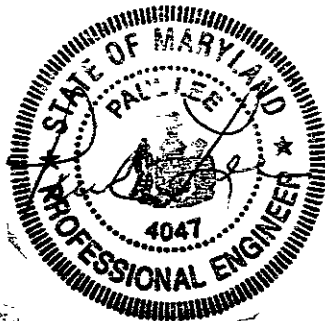
**DESCRIPTION
LOCH RAVEN BAPTIST CHURCH
8600 LOCH RAVEN BOULEVARD
ELECTION DISTRICT 9C4
BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at a point on the west side of Loch Raven Boulevard, said point also being located Northerly 25 feet from the center of Naturo Road, thence running with and binding on the North side of said Naturo Road;

- (1) North 61 degrees 12 minutes West 264.87 feet, thence leaving the north side of said Naturo Road,
- (2) North 27 degrees 30 minutes East 189.99 feet and
- (3) South 74 degrees 24 minutes East 229.40 feet to intersect the West side of Loch Raven Boulevard.

Thence running with and binding on said West side of Loch Raven Boulevard by a curve to the left with a radius of 2053.48 for a distance of 247.88 feet to the point of beginning.

CONTAINING 1.24 Ac. of land, more or less.



130

99-130-A

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054738

DATE 9-29-98 ACCOUNT R-001-015-000
AMOUNT \$ 250.00

RECEIVED FROM: Loch Raven Baptist Church
OF Variance ITEM # 130
FOR: 5600 Loch Raven Blvd. Taken by: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
9/30/1998 9/29/1998 14:34:54
FOR 1301 CASHIER CLUM ORL DRAWER
E MISCELLANEOUS CASH RECEIPT
Receipt # 009795
CR NO. 054738
250.00 CASH
Baltimore County, Maryland

99-130-A

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-130-A
8600 Loch Raven Boulevard
W/S Loch Raven Boulevard,
25' N of centerline Naturo
Road
9th Election District
4th Councilmanic District
Legal Owner(s):
Loch Raven Baptist Church

Variance: to permit a 15-foot
rear yard setback for a non-
residential principal building in
lieu of the required 30 feet.

Hearing: Friday, November
13, 1998 at 10:00 a.m., in
Room 106, County Office
Bldg., 111 West Chesapeake
Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-3353.
(2) For information concern-
ing the file and/or Hearing,
Please Call (410) 887-3391.

10/533 Oct. 29 C269692

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/29/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 10/29/, 1998

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

99-130
Hearing 12/14/98

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: 99-130-A

PETITIONER/DEVELOPER: () *Loch Raven Baptist Church*

DATE OF HEARING/CLOSING: () *12-14-98*

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,

8600 Loch Raven Blvd. Baltimore, Md. 21286

THE SIGN (S) WERE POSTED ON, *11-25-98* BY THE UNDERSIGNED.

SINCERELY,

Thomas P. Ogle Sr. 11/25/98

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 19, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-130-A
8600 Loch Raven Boulevard
W/S Loch Raven Boulevard, 25' N of centerline Naturo Road
9th Election District – 4th Councilmanic District
Legal Owner: Loch Raven Baptist Church

Variance to permit a 15-foot rear yard setback for a non-residential principal building in lieu of the required 30 feet.

December 14, 1998
HEARING: ~~Friday, November 13, 1998 at 10:00 a.m. in Room 100, County Office Building, 111 West Chesapeake Avenue~~

Arnold Jablon
Director

*Room 407
3:00 p.m.
CO. Courts Bldg.*

c: Loch Raven Baptist Church
Century Engineering, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 29, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

RE: PETITION FOR VARIANCE
8600 Loch Raven Boulevard, W/S Loch Raven
Blvd, 25' N of c/l Naturo Rd, 9th Election District,
4th Councilmanic

Legal Owners: Loch Raven Baptist Church

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 99-130-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Paul Lee, Century Engineering, Inc., 32 West Road, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
October 29, 1998 Issue - Jeffersonian

Please forward billing to:

Loch Raven Baptist Church
8600 Loch Raven Boulevard
Towson, MD 21286

410-823-2940

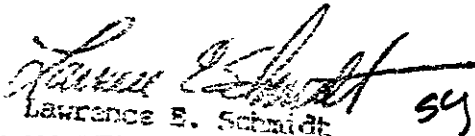
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-130-A
8600 Loch Raven Boulevard
W/S Loch Raven Boulevard, 25' N of centerline Naturo Road
9th Election District – 4th Councilmanic District
Legal Owner: Loch Raven Baptist Church

Variance to permit a 15-foot rear yard setback for a non-residential principal building in lieu of the required 30 feet.

HEARING: Friday, November 13, 1998 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", with a stylized "sy" or "sc" monogram to the right.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-130-A
Petitioner: Loch Raven Baptist Church (Kevin D. Newman)
Address or Location: 8600 Loch Raven Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: LOCH RAVEN BAPTIST CHURCH
Address: 8600 LOCH RAVEN BLVD
TOWSON MD 21286
Telephone Number: (410) 823-2940

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-130-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To permit a 15' rear yard
setback for a non-residential principal building in
lieu of the required 30'.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 21, 1998

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for October 19, 1998
 Item No. 130

 The Development Plans Review Division has reviewed the subject
zoning item. Submit schematic landscape plan.

RWB:HJO:jrb

cc: File

ZONE1019.130



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: LOCH RAVEN BAPTIST CHURCH - 130
BALTIMORE COUNTY - 131
VILLAGE PROPERTIES, INC. - 135

Location: DISTRIBUTION MEETING OF October 13, 1998

Item No.: 130, 131, 135 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *Ans/98*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *10/13/98*

DATE: *10/26/98*

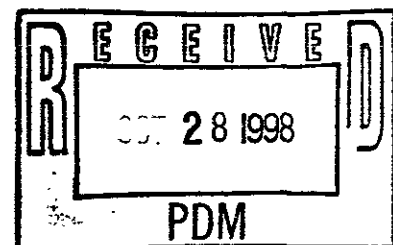
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

121
130
131
132
135
137
138
139
98-366

RBS:sp

BRUCE2/DEPRM/TXTSBP





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.13.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

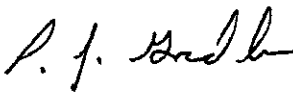
RE: Baltimore County
Item No. 130 JRF

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 542 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 16, 1998

Dr. Kevin D. Newman
Loch Raven Baptist Church
8600 Loch Raven Boulevard
Towson, Maryland 21286

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 3
To Tom Ogle	From LARRY SCHMIDT	
Co.	Co.	
Dept.	Phone # 887-4386	
Fax #	Fax #	

RE: PETITION FOR VARIANCE
NW/Corner Loch Raven Boulevard & Naturo Road
(8600 Loch Raven Boulevard)
9th Election District - 4th Councilmanic District
Loch Raven Baptist Church - Petitioners
Case No. 99-130-A

Dear Pastor Newman:

You may recall at the hearing held on Friday, November 13, 1998, I noted that the case file in the above-captioned matter did not contain the requisite Certificate of Posting. Please be advised that Mr. Paul Lee has advised me that the subject property was not posted as required, and thus, a certificate of posting was not prepared.

Therefore, in order to insure that all interested parties have an opportunity to raise any issues or concerns they may have relative to the proposed improvements, a continued hearing has been scheduled for Monday, December 14, 1998 at 3:00 PM in Room 407 of the County Courts Building. By copy of this letter to Mr. Lee, it is being requested that the property be duly posted with the continued hearing date, time and location designated thereon. It should be noted, however, that it is not necessary for all those who attended Friday's hearing to reappear at the December 14th hearing, unless there is reason to believe that there may be opposition to your request.

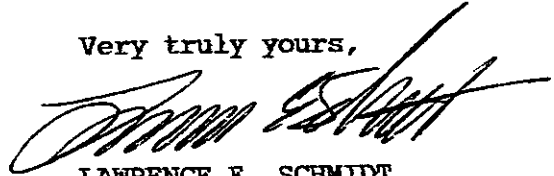
As I indicated at the hearing, I am inclined to grant the variance, subject to the requirement that landscaping be added to the rear of this site to buffer the subject property from the neighbors to the rear, that all lighting on the building and parking areas be directed away from adjoining residential properties, and building elevation drawings of the proposed addition must be submitted to the Office of Planning for review and approval prior to the issuance of any permits. In addition, copies of those elevation drawings are to be submitted to those representatives who appeared on behalf of the Baynesville and Loch Raven Community Associations and Ms. Agnes White, an adjoining property owner. Therefore, unless

Dr. Kevin D. Newman
November 16, 1998
Page 2

additional testimony and evidence is presented at the continued hearing which would persuade me to rule otherwise, or to impose additional restrictions, an Order shall be issued in accordance with the above.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Paul Lee, Century Engineering, Inc.
32 West Road, Towson, Md. 21204

Ms. Mary Ann Nugent, Baynesville Community Assoc.,
1626 Yakona Rd, Towson, Md. 21286

Ms. Donna Spicer, Loch Raven Community Council,
8719 Eddington Road, Baltimore, Md. 21234

Ms. Agnes White, 1648 Naturo Road, Towson, Md. 21286

Case File

Dear Sir &/or Madam

Prior to last night (11/12/98) WE WERE INFORMED BY
LONGTIME FRIEND, MR BOB HARE (CHURCH COMMITTEE DEACON)
THAT THE LOCK RAVEN BAPTIST CHURCH LOCATED IN THE 8500 BLOCK
OF LOCK RAVEN BLVD INTENDS TO ADD A NEW ADDITION OR EXTEN-
SION TO THEIR CHURCH. AS WITH MOST OTHERS WE ARE 100% IN
FAVOR OF GROWTH AND RENEWAL. BUT... LAST NIGHT BROUGHT US
SOME VERY DISTURBING NEWS (VIA OUR COMMUNITY ASSOCIATION
COMMITTEE PRESIDENT) WHO INFORMED US THAT THIS NEW
ADDITION IS TO BE TWO (2) STORIES HIGH & IS TO BE LOCATED
ONLY 15 FEET FROM OUR PROPERTY LINE (THUS 25' FROM OUR HOUSE)
WHICH WOULD MEAN WE MOST LIKELY WILL BE LOSING TOTAL PRIVACY!
OTHER CONCERNS NOW ARISING FROM THIS HEIGHT AND LOCATION
ISSUE ARE BUILDING MATERIALS, APPEARANCE, COLOR, DESIGN, LAND-
SCAPING, SAP PRODUCING DURING TREE REMOVAL, (RUINS MY CAR PAINT),
OPEN ACCESS TO PARKING LOT & COMMERCIAL PROPERTIES AND LOCK
RAVEN BLVD HIGH TRAFFIC NOISE (JUST FROM OUR BACK YARD ALONE)
AND FINALLY THE RETAINING OF THE EXISTING VEGETATION PLAYGROUND
WHICH OFTEN EVADES OUR PRIVACY AND PEACE & QUIET, ESPECIALLY
ON SUNDAYS OR WHENEVER THAT HAVE SUMMER SCHOOL..

IN THE PAST 36 YEARS THE CHURCH BODY & MEMBERS HAVE
BEEN REASONABLY GOOD NEIGHBORS AND WE WISH TO KEEP IT
THAT WAY. BUT AS A HOMEOWNER & ~~TAXPAYER~~ TAXPAYERS
WHO HOPES TO BE ABLE TO RESELL THEIR HOME AT A REASON-
ABLE PROFIT TO KEEP UP WITH THE TIMES, WE ARE COMPELLED
TO PROTECT OUR OWN PRIVATE INTEREST IN THIS ISSUE.

UNTIL WE SEE SOME VALIDATED BY LAW CONSTRUCTION
PLANS OF WHAT'S ACTUALLY TO BE DONE WE ARE ~~NOT~~ NOT
CANNOT ACCURATELY ASSESS THE PROBABLE IMPACT ON
OUR LIVES OR OUR FINANCIAL STATE.. AND EVEN THE
STATE'S REVENUE IF MY PROPERTY BECOMES DEVALUED!
UPON (RESALE VALUE). NOBODY WANTS TO BUY A
UNCOMFORTABLE HOME SITE ^{WE} might as well move into
THE CITY IF WE HAVE TO PUT UP WITH ALL THIS CONTENTION!

* WE WERE UNDER THE IMPRESSION
THE NEW ADDITION WOULD REMAIN
AS THE SAME HEIGHT AS THE OLD RESIDENTIAL
BUILDINGS BEING TORN DOWN!

THANK YOU ...

FOR YOUR CONCERNS

PS: THE CHURCH SHOULD

BUY US OUT IF THEY

WANT TO SUBMIT A NEW OUT

PROPERTY TO

COMMERCIAL PROPERTIES

AND COMMERCIAL TRAFFIC

AND ESPECIALLY LOSE OUR PRIVACY. ^{THEIR} BACK YARD (PLAYGROUND) WOULD BECOME
A FULL FRONT YARD..

Mr Stanley H. White &

Mrs Annie A. White

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Mary Ann Nugent, Baynesville Comm Assoc. 1626 Yakona Rd Towson 21286

DONNA SPICER LOCH RAVEN COMMUNITY COUNCIL 8719 EDDINGTON RD. 21234

agnes white

1648 Natuna Rd. Balto Md 21286

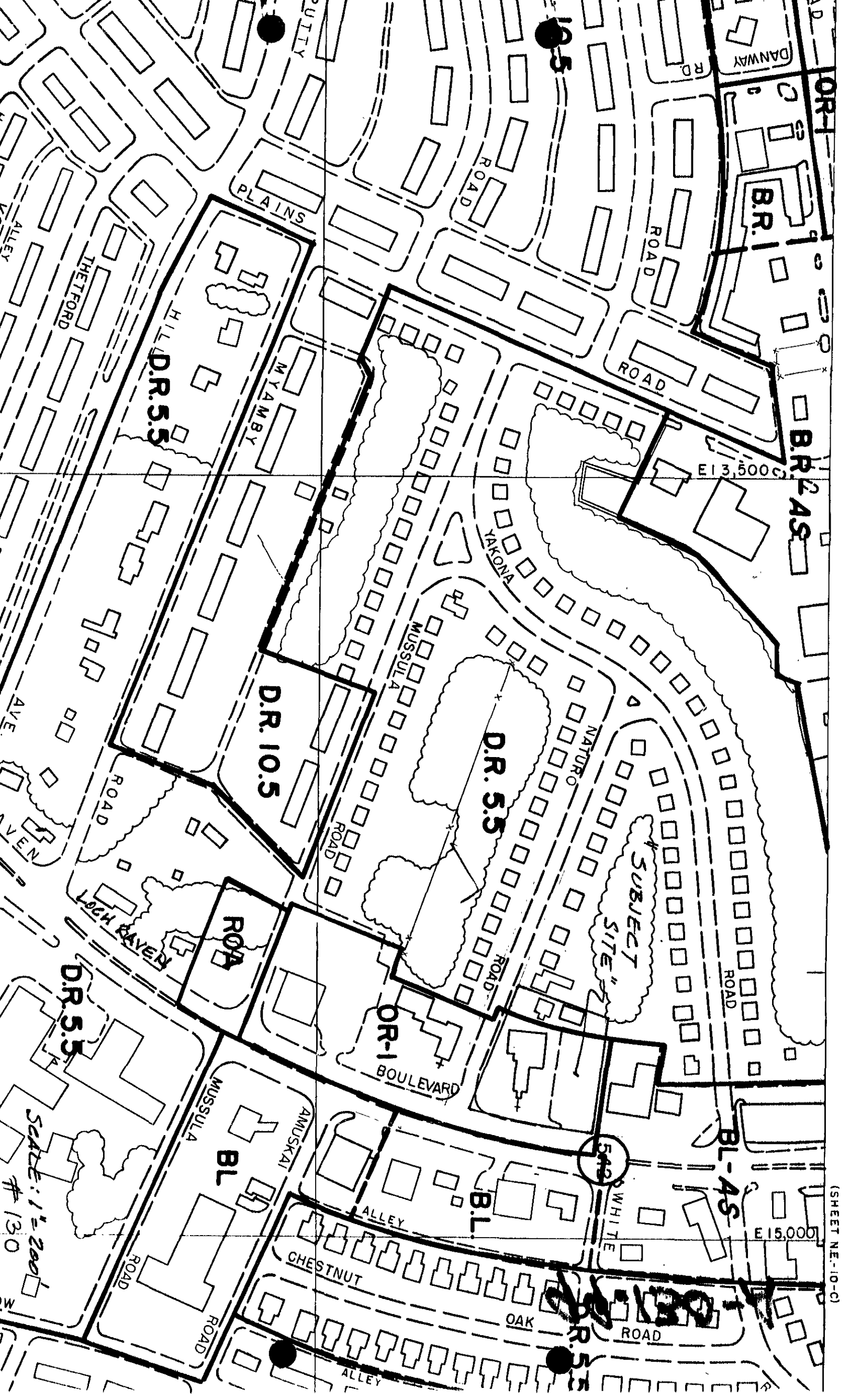
Dr. Kevin D. Newman

8600 Loch Raven Blvd Towson MD 21286

Minister
from
church

Paul Lee





DANWAY RD

B.R. 1

B.R. 2

E 13,500

D.R. 5.5

D.R. 10.5

D.R. 5.5

SUBJECT SITE

D.R. 5.5

ROA

OR-1

BOULEVARD

BL

B.L.

BL-4.5

E 15,000

SCALE: 1" = 200'

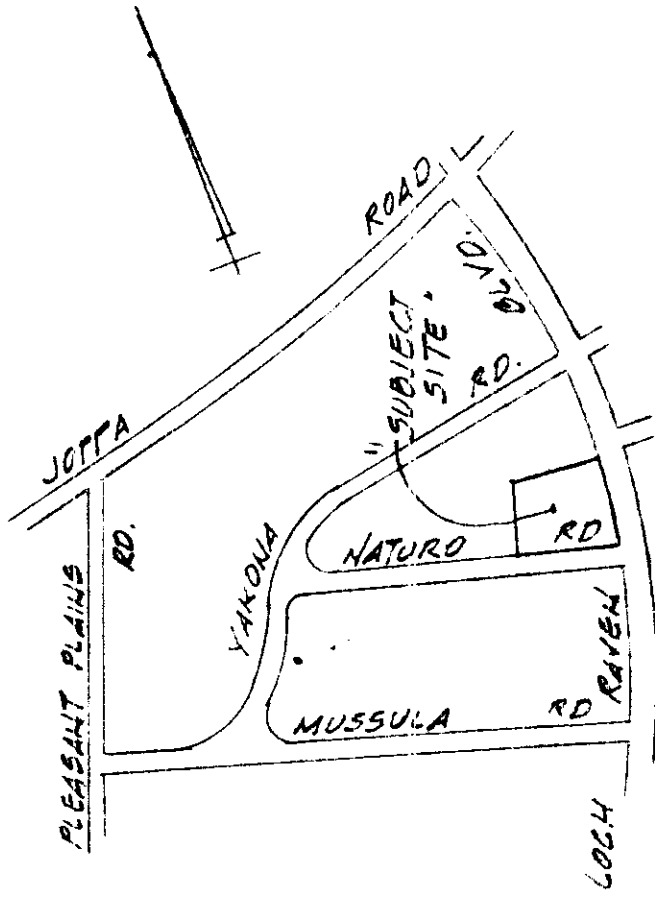
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(SHEET NE-10-C)

LOCH RAVEN BAPTIST CHURCH

HISTORY

JUNE 11, 1944 CONGREGATION MET AS QUER HILL
BAPTIST CHURCH AT LOCH RAVEN BLVD. & JOPPA RD.
FALL OF 1944 CHURCH POSSESSED A LOT ON THE
CORNER OF LOCH RAVEN BLVD. & NATURO RD. SERVICES
HELD IN A SEMI-DETACHED HOUSE ON NATURO RD.
SEPT. 1945 GROUND BREAKING FOR NEW BLDG.
SEPT. 1953 GROUND BREAKING FOR EDUCATIONAL BLDG.
EXISTING CHURCH EXEMPT FROM RTA REQUIREMENTS



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES:

1. AREA OF PROPERTY: 124,461 (3,025 x 1,564)
2. EXISTING ZONING OF PROPERTY: "DR-1" & "DR-55"
3. EXISTING USE OF PROPERTY: "LOCH RAVEN BAPTIST CHURCH"
4. PROPOSED ZONING OF PROPERTY: "DR-1" & "DR-55"
5. PROPOSED USE OF PROPERTY: "LOCH RAVEN BAPTIST CHURCH"
6. REQUIRED OFF-STREET PARKING:
EXISTING NO. OF SEATS = 150 @ 175/1,650 SEATS = 25 @ 175/1,650 SEATS = 33 SEATS
EXISTING AREA OF CHURCH = 181 FL. 5,930 SQ. FT. 240 FL. 9,478 SQ. FT.
PROPOSED AREA OF CHURCH ADDITION = 4,674 SQ. FT. 1974 ADDITION = 5,005 SQ. FT.
TOTAL AREA OF CHURCH: 181 FL. 5,930 + 4,674 + 5,005 = 11,104 SQ. FT.
240 FL. 9,478 + 4,674 = 14,152 SQ. FT.
7. NUMBER OF PARKING SPACES SHOWN = 48 SP.
8. THERE WILL BE NO OTHER USES UTILIZING THE BUILDING AREA DURING CHURCH SERVICE THAT ARE NOT CHURCH RELATED.
9. PETITIONER REQUESTING A VARIANCE TO SECT. 1801.2.C.12 OF THE BUCKEY PERMIT A 15' REAR YARD SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING IN A DR-55 ZONE IN LIEU OF THE REQUIRED 30' (A PAR. OF 15').
10. EXISTING RESIDENTIAL DWELLINGS TO BE RAZED AND REPLACED BY PROPOSED ADDITION. EXISTING DWELLINGS ARE NOT HISTORIC.
11. PROPERTY SERVED BY PUBLIC UTILITIES.
12. EXISTING PARKING TO BE STRIPPED WHERE REQUIRED.
13. CHURCH TAX EXEMPT NUMBER: 22039014. ACTUAL DATE OF ORIGINAL EXEMPTION DATE: AVAILABLE.
14. ZONING HISTORY: CASE #68-1339PH (4-15-70). SEE CHURCH PROPERTY IN AN "R-3" ZONE FOR PARKING BY MARKET CLEANERS AND DRIVERS.
15. THERE ARE NO RECORDS ON FILE IN BALTIMORE COUNTY REFERENCE TO BUILDING PERMITS.

PLAT TO ACCOMPANY PETITION
FOR

VARIANCE

LOCH RAVEN BAPTIST CHURCH

#8600 LOCH RAVEN BOULEVARD

ELECT. DIST. 204 BALTIMORE COUNTY, MD.

SCALE: 1"=30'

JULY 29, 1998

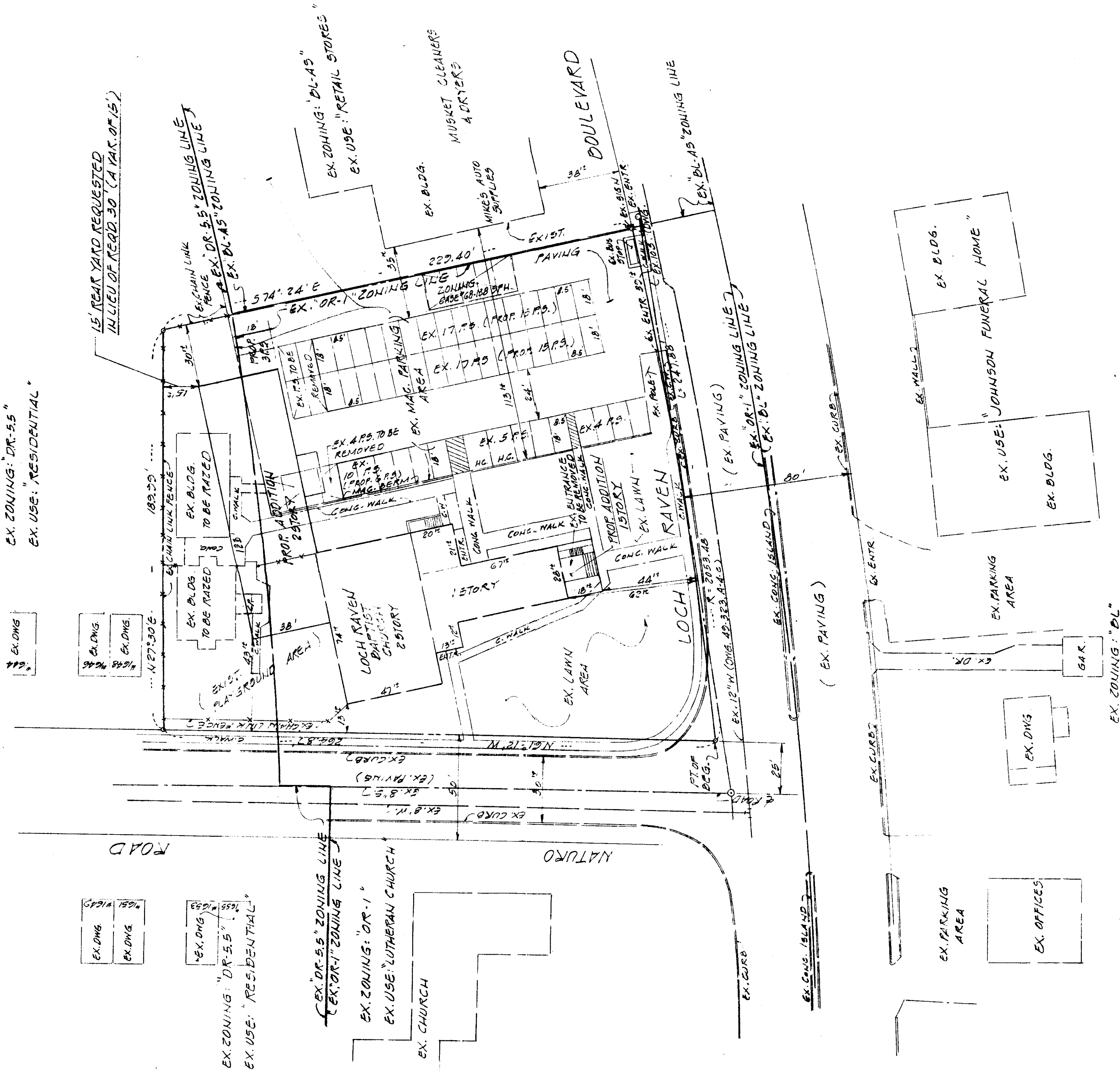
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99-130-A

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 833-9070



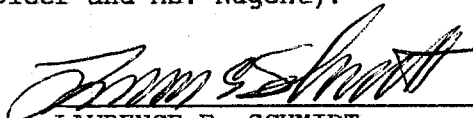
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Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of December 1998 that a variance from Section 1B01.2.C.1a of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. rear yard setback for a non-residential principal building in a D.R.5.5 zone, in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall submit a landscape plan to the County's Landscape Architect for review and approval. Landscaping is particularly appropriate on the rear property line of the Church, abutting the residential property owned by Mrs. White. The plan should provide for should install a dense plant screen to buffer the Church building.
3. All lighting on the church building and parking lot shall be directed away from residential uses and/or shall be designed to be shielded from nearby residences.
4. Copies of the landscape plan, the lighting plan and architectural drawings shall be submitted to the representatives of the Loch Raven Community Council and the Baynesville Community Association for their review and comment (i.e., Ms. Spicer and Ms. Nugent).


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm

ORDER RECEIVED FOR FILING

Date

By

12/23/98
M. Spicer